

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Greeley State: CO
 PJ's Total HOME Allocation Received: \$6,080,634 PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 11			
% of Funds Committed	98.49 %	96.71 %	6	94.94 %	82	83	
% of Funds Disbursed	94.54 %	90.03 %	3	84.35 %	88	89	
Leveraging Ratio for Rental Activities	2.91	7.85	9	4.59	42	37	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.12 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.44 %	73.05 %	3	68.05 %	76	80	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.33 %	82.76 %	7	79.65 %	44	49	
% of 0-30% AMI Renters to All Renters***	45.83 %	46.58 %	6	44.76 %	48	51	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.19 %	1	94.31 %	100	100	
Overall Ranking:			In State:	4 / 11	Nationally:	79 81	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,506	\$17,032		\$25,245	48 Units	51.60 %	
Homebuyer Unit	\$31,722	\$6,909		\$14,395	38 Units	40.90 %	
Homeowner-Rehab Unit	\$0	\$19,316		\$20,186	0 Units	0.00 %	
TBRA Unit	\$1,609	\$2,618		\$3,142	7 Units	7.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greeley CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State: *
National: **

Rental

\$85,621
\$77,928
\$88,539

Homebuyer

\$145,036
\$84,598
\$71,594

Homeowner

\$0
\$19,933
\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	39.6	10.5	0.0	28.6
Black/African American:	2.1	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	58.3	89.5	0.0	71.4
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HOUSEHOLD SIZE:

1 Person:	56.3	0.0	0.0	0.0
2 Persons:	8.3	7.9	0.0	0.0
3 Persons:	8.3	21.1	0.0	42.9
4 Persons:	10.4	42.1	0.0	0.0
5 Persons:	8.3	18.4	0.0	42.9
6 Persons:	6.3	10.5	0.0	14.3
7 Persons:	2.1	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	43.8	0.0	0.0	0.0
Elderly:	10.4	2.6	0.0	0.0
Related/Single Parent:	18.8	42.1	0.0	85.7
Related/Two Parent:	25.0	52.6	0.0	14.3
Other:	2.1	2.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	37.5	0.0 [#]
HOME TBRA:	0.0	
Other:	45.8	
No Assistance:	16.7	

of Section 504 Compliant Units / Completed Units Since 2001 60

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greeley State: CO Group Rank: 79
(Percentile)
State Rank: 4 / 11 PJs Overall Rank: 81
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	86.44	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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